

3.3.2 Use-Specific Standards for Accessory Uses

A. Accessory Uses and Structures, General

All accessory uses and structures shall comply with the following standards:

1. Such uses shall be located on the same lot or tract as the associated principal use.
2. In no event shall an accessory use be construed to authorize a use not otherwise permitted in the zone district in which the principal use is located.
3. No accessory use or structure shall be established prior to the principal use or structure to which it is accessory.
4. The maximum size of accessory structures shall be determined as follows:

- a. **Multi-family and Nonresidential**

Such structures in any district that are accessory to a multi-family dwelling or to non-residential uses shall not exceed 40 percent of the total square footage of the principal structure.

- b. **SLR District**

Such structures in the SLR district that are accessory to residential uses shall not exceed 40 percent of the total square footage of the principal structure or 1,000 square feet, whichever is more 800 square feet, and no more than one accessory structure per lot.

- c. **LLR District**

Such structures in the LLR districts that are accessory to residential uses shall not exceed 40 percent of the total square footage of the principal structure or 1,000 square feet, whichever is more 1250 square feet, and no more than 2 accessory structures per lot.

- d. **RR District**

Such structures in the RR district that are accessory to residential uses shall not exceed 40 percent of the total square footage of the principal structure or 2,000 square feet, whichever is more 2,000 square feet and no more than 2 accessory structures per lot.

- e. **RG District**

Such structures in the RG district that are accessory to residential uses shall not exceed 40 percent of the total square footage of the principal structure or 2,000 square feet, whichever is more 5,000 square feet and no more than 2 accessory structures per lot.

Accessory uses and activities shall be subject to the same regulations as principal uses unless otherwise stated.

~~The minimum setback from all property boundaries for accessory structures shall be equal to the height of the structure or 10 feet, whichever is more.~~

~~The maximum height of accessory structures shall not exceed 20 feet.~~

~~In no event shall an accessory use be construed to authorize a use not otherwise permitted in the zone district in which the principal use is located.~~

No accessory use or structure shall be established prior to the principal use or structure to which it is accessory.